

"EXHIBIT"

TRUSTEES' SALE
OF
VALUABLE REAL ESTATE IN
FREDERICK AND MONTGOMERY
COUNTIES

By virtue of a Decree of the Circuit Court for Frederick County, Sitting as Court of Equity, passed on the 11th day of January, 1959, in the case of J. Maurice Carlisle, et. al., Plaintiff, vs. William A. Manion, et. al., Defendants, it being No. 18997 on the Equity Docket of said Court, the undersigned Trustees will offer at Public Sale, at the Court House Door, in Frederick County, Maryland, on

SATURDAY, FEBRUARY 7, 1959,
at the hour of 11:00 A. M., all the following described real estate situate, lying and being in Frederick and Montgomery Counties, Maryland, to wit:

FIRST PARCEL: All that piece or parcel of land situate, lying and being in the Town of Barnesville, Montgomery County, and more particularly described as follows: Beginning for, the same at a point in the street or public road of the Town of Barnesville on the northern side of said Street or Road, 73 1/2 degrees West 10 feet from the northern corner of the Catholic Church property and running thence South 11 1/2 degrees West 17 perches and 22 links; North 75 degrees West 6 perches and 4 links; North 13 1/4 degrees West 2 perches 9 links; South 75 degrees East 15 links; North 13 degrees East 15 perches 22 links to the said street or road; then with said street or road South 73 1/2 degrees East 7 perches and 1 link to the place of beginning, containing 3 roods and 38 square perches of land, it being all and the same real estate as conveyed by Klerman Manion and Mary R. Manion, his wife, to James O. Manion in a deed dated November 3, 1893 and recorded in Liber A. No. 40, folio 298, one of the Land Records of Montgomery County. This property is improved with a 2 1/2 story frame dwelling, having metal roof and electricity.

SECOND PARCEL: All that part of a tract of land known as "Mountain View Park" situate, lying and being in Uppan District, Frederick County, Maryland containing 8 acres and 38 square perches of land, more or less. This property is improved with a large dance hall, 1 story 2 room dwelling, 1 room cottage, both having a metal roof, electricity, and supplied with well water.

THIRD PARCEL: All that parcel of land situate, lying and being partly in Montgomery County and partly in Frederick County, Maryland, and containing about 88 acres of land, it being the remaining land from a parcel containing in the aggregate 128 acres, 3 roods and 30 square perches of land, that was part of a tract of land called "The Principal" part of a tract of land called "Hard Struggle" and part of a tract of land called "Ivy Reach" in two parts, the first part of said parcel containing 22 acres, 1 rood and 30 square perches of land, more or less, and the second part of the two parcels containing 104 acres and 2 roods of land, more or less, and EXCEPTING THEREFROM AND THEREOUT, the following conveyances:

(1) All that part of a tract described in a deed from James O. Manion, et. al. to Willie W. Price, dated January 31, 1911 and recorded in Liber No. 18, folio 83, one of the Land Records of Montgomery County, it being all of the FIRST PARCEL described in a deed from Laura D. Wolfe and Jessie H. Wolfe, her husband, to James O. Manion, dated April 7, 1904 and recorded in Liber 176, folio 431, one of the Land Records of Montgomery County, containing 22 acres, 1 rood and 30 square perches of land, more or less; and

(2) All that part of a tract of land described in a deed from James O. Manion and Annie E. Manion, his wife, to Ralph H. Burdette dated September 30, 1924 and recorded in Liber 102, folio 70, one of the aforesaid Land Records of Montgomery County; and

(3) All that lot or land 60 feet by 70 feet fronting on the East side of a public road leading from the Frederick-Washington State Road formerly known as U. S. Route No. 243, containing 7200 square feet of land, more or less, together with the right to use a 6-foot alley thereon, from James O. Manion and wife to Edgar L. Burdette and Lucy B. Burdette, his wife, dated September 29, 1938 and recorded in Liber 723, folio 282, one of the Land Records of Montgomery County; and

(4) All that lot or parcel of land in the Village of Hyattstown known and designated as Lot No. 103 on the Plat of said Town of Hyattsville as the same is recorded in Liber K-197, from James O. Manion and wife to George C. Price and Rose M. E. Price, his wife, in a deed dated July 9, 1946 and recorded in Liber 1029, folio 215, one of the Land Records of Montgomery County; and

(5) All that tract of land containing 24.33 acres, more or less, as surveyed May, 1949 from Annie E. Manion, widow, William V. Manion, unmarried, and Helen M. Jones, unmarried, to Harold Weisberg and Lillian S. Weisberg, his wife, in a deed dated May 31, 1949 and recorded in Liber 1230, folio 91, one of the Land Records of Montgomery County; and

(6) All that tract of land described in a deed from William V. Manion, married, to William Lloyd Burdette and Maude W. Burdette, his wife, in a

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I hereby acknowledge that

have this 7th day of February, 1959,
purchased at Public Sale of W. Jerome Offutt and J. Maurice Carlisle, Trustees
in No. 18997 Equity, in the Circuit
Court for Frederick County, Sitting
as a Court of Equity, all that real
estate together with the improvements
thereon described in the annexed advertisement as "Second Parcel", for the sum of

Eighty-One Hundred

(\$8100.00)

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Dollars, and I hereby covenant to
comply with the terms of sale set forth
in said advertisement and announcement
by the Auctioneer on the day of Sale.

WITNESS our hand(s) and seal(s).

Hyattstown Volunteer Fire Department, Inc.
By: *James B. Hightower* Pres.
Attest: Regell B. Jones Secy. (SEAL)

WITNESS:

John L. Ponton

deed dated September 5, 1952 and recorded in Liber No. 1703, folio 512, and in a deed dated September 5, 1952 recorded in Liber 1711, folio 554, containing 69,759 square feet or 1.60 acres of land, more or less.

The above described parcels of land being all and the same real estate described in a deed from Dorothy L. Wastler, unmarried, to William V. Manion, dated the 24th day of June 1950 and duly recorded in Liber 487, folio 256, one of the Land Records of Frederick County and in Liber C.K.W. No. 1441, folio 415, one of the Land Records of Montgomery County, both in the State of Maryland.

POSSESSION: Immediately upon final settlement.

TERMS OF SALE: As prescribed in the Decree of the Court, one-third of the purchase money to be paid in cash on the day of sale, or on the ratification thereof by the Court, the residue in six (6) months, the purchaser or purchasers giving his, her or their notes, with approved security, and bearing interest from the day of sale, or all cash at the option of the purchaser or purchasers. All costs of conveyancing, including Federal and State Revenue Stamps and the preparation of the deed, to be at the expense of the purchaser or purchasers. State and County Taxes to be adjusted to the day of sale. A deposit of Seven Hundred Fifty (\$750.00) Dollars will be required of the purchaser or purchasers on each parcel of real estate above described on the day of sale.

W. JEROME OFFUTT,
J. MAURICE CARLISLE,

Trustees
JOHN L. PONTON, Auctioneer
W. JEROME OFFUTT, Attorney

W. JEROME OFFUTT
ATTORNEY AT LAW
FREDERICK, MD.

Filed Feb. 13, 1959